

To: Michael Toerge, Chairman, Planning Commission
From: Olwen Hageman, 7 Goodwill Court, N.B.92663

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Under "Existing Conditions" the DEIR states that the SoCAB has the worst air quality in the U.S.
4.10.4, Climate and Meteorology" page 4.10.9

Here are photographs of the air quality in my neck of the woods.

- 1) Pollution over land. Pollution over the land, another view.
- 2) Pollution over ocean/obscuring the Palos Verdes Peninsula.

The DEIR refers to some impacts from the development as "significant but unavoidable". Given the poor quality of air to begin with, why cannot remediation and construction be limited to the point where impacts would not be significant?

We already have pollution from Newport Blvd, Superior, PCH Placentia and, if it were approved, Bluff Road. Children at Carden Hall School and residents from rehab facilities walking on Superior would be subject to this additional pollution. And how is Hoag Hospital affected by this same polluted air.

The City's Vision for the General Plan states "we have a conservative growth strategy that emphasizes residents' quality of life". To permit any condition to be significant and unavoidable would not emphasize quality of life for its West Newport Beach residents. Quite the opposite. Even if it is within the law, is it morally acceptable to lower the quality of life for existing residents, some having resided for 30+ years? Plus, 1375 homes, a hotel and commercial space on such a small area of land is not considered **conservative**.

When you drive PCH to Laguna, notice the distance between roads such as Dover, Jamboree, McArthur, etc. Drive to H.B. And notice the distance between Superior, Brookhurst, Magnolia, etc. Then consider the very short distance between Newport Blvd. and Superior at Hospital Road, add Placentia, PCH and possibly Bluff Road. The close proximity of all these roads already creates an umbrella of pollution over West Newport

With all the emphasis on preventive medicine it seems to me that the first thing we need to do is breathe cleaner air. SoCoast Air Quality Management District has a program called The Right to Breathe and they state that "more than shelter, we need clean air. Particulates inhaled by pregnant women go through the blood stream to the fetus and can cause brain damage".

Almost part of the BRD due to its physical location right on the border, is construction of a 3-story community college that is near completion at 15th Street. Was a traffic study done on the number of anticipated car rides for the college and have they been added to the 57,000 car rides anticipated for the Banning Ranch Development?

Under Project Design Features of the DEIR, PDF 4.11.3, states: "The Master Development Plan and the NB Planned Community Development Plan require the Project to be coordinated with O.C. Transportation Authority (OCTA) to allow for a transit routing through the community..." If Bluff Road is never approved, what route will the buses take?

John Wayne's son gave an interview and told how their life "was basically small-town beach life. Newport Beach was a fishing town. no big fences, no checkpoint in the driveway. John shopped at White Front and Sears. At that time, it was much more low-key." Many are nostalgic for that kind of living and those days are gone, but great care must be taken with regard to how we grow so that beautiful Newport Beach can retain some vestige of John Wayne's city of beauty and charm. The community college has already obscured most of the beautiful views of snow-capped mountains. Will there be no beauty left, only buildings and roads.

In closing, at the end of the last study session a gentleman asked what has the City done to raise money for the purchase of this land? I don't recall seeing any surveys asking all Newport Beach residents, CDM and everyone, if they would be willing to contribute toward the purchase. Did I miss it? Although the development is not in CDM's back yard, the pollution from this area will eventually end up in their back yard. If real efforts were made, perhaps the purchase of this land would be possible.

Please give every consideration to concerns of the people living in this area. They, and not the people who will occasionally visit the proposed parks for short periods of time are here 24/7. Land can be remediated but the health of children, the elderly and people who are sensitive, once damaged, cannot always be remediated. Thank you.

Olwen Hageman
Respectfully,

*enc: Photos of Banning Ranch
"pollution"*



